

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Low starts of new homes in January

Total housing starts in both the Hamilton and Brantford Census Metropolitan Areas (CMAs) decreased significantly in January from the same month in 2010. Starts were well below average in both CMAs with just 67 new homes started in Hamilton and 16 in Brantford.

Although starts are typically lower during January in the Hamilton CMA,

semi-detached, townhouse and apartment starts were unusually high last year. In contrast, there were 64 single-detached home starts this year and only three townhouse starts. Similarly, in Brantford, single-detached homes predominated this year whereas in January 2010, apartment starts were relatively high.

While the starts were spread out across most of the Hamilton CMA, the outlying areas of Burlington, Glanbrook and Ancaster had stronger showings. Homes in these areas tend

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Figure 1



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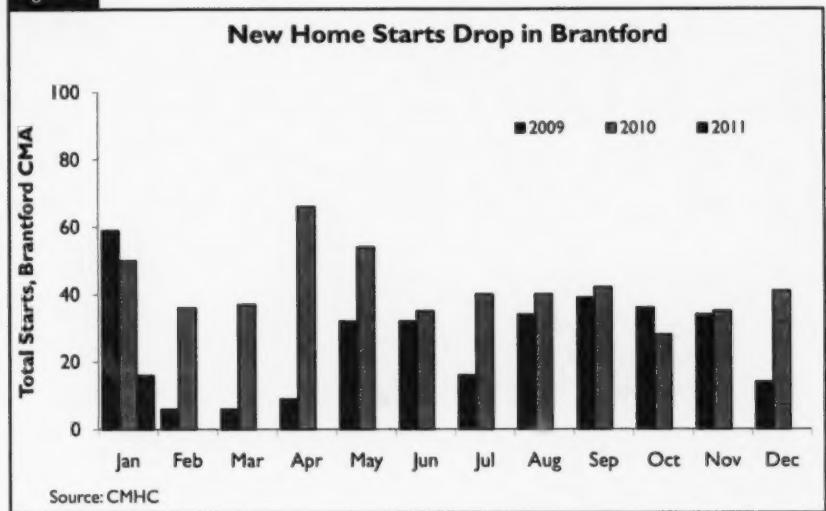
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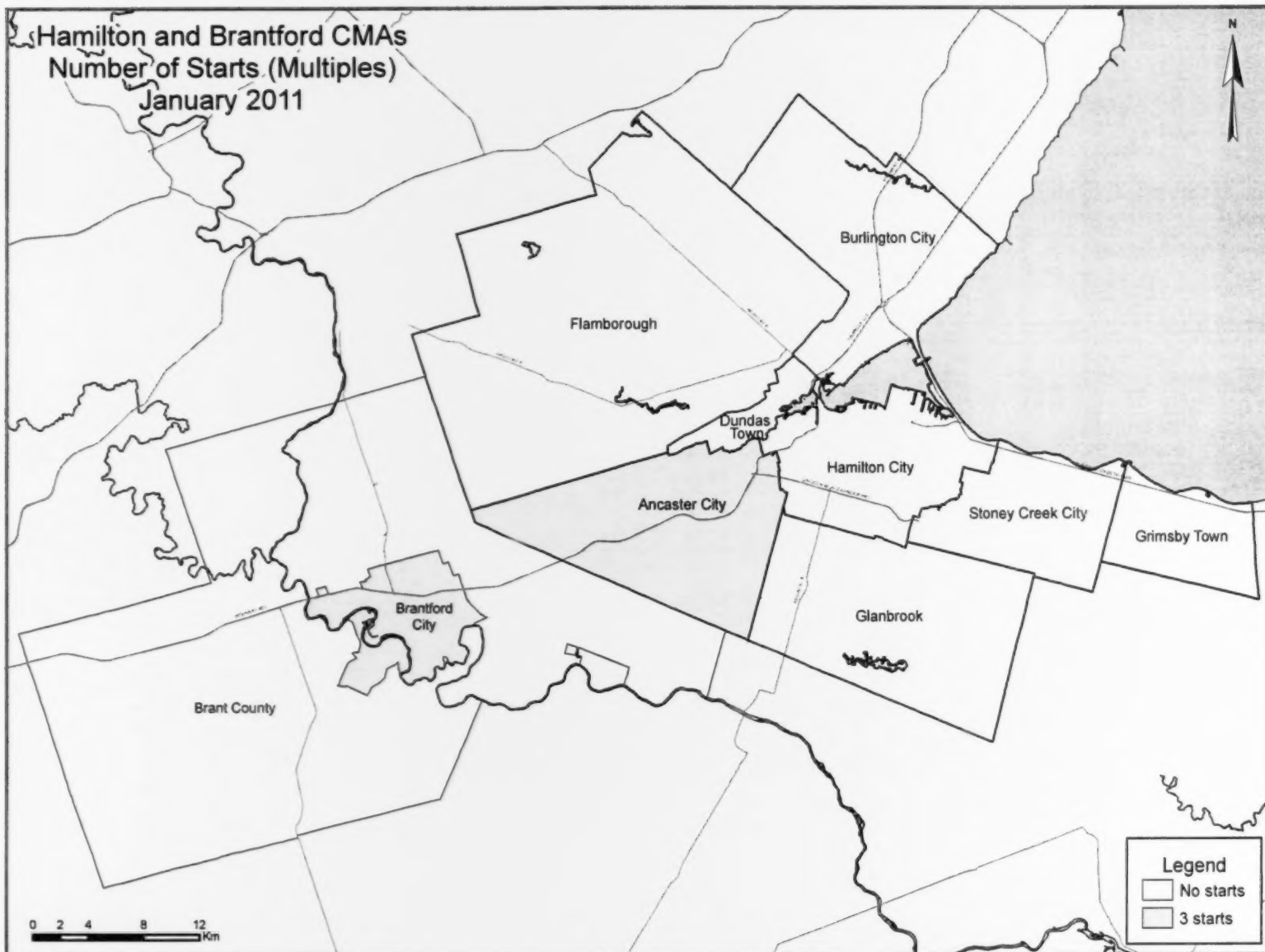
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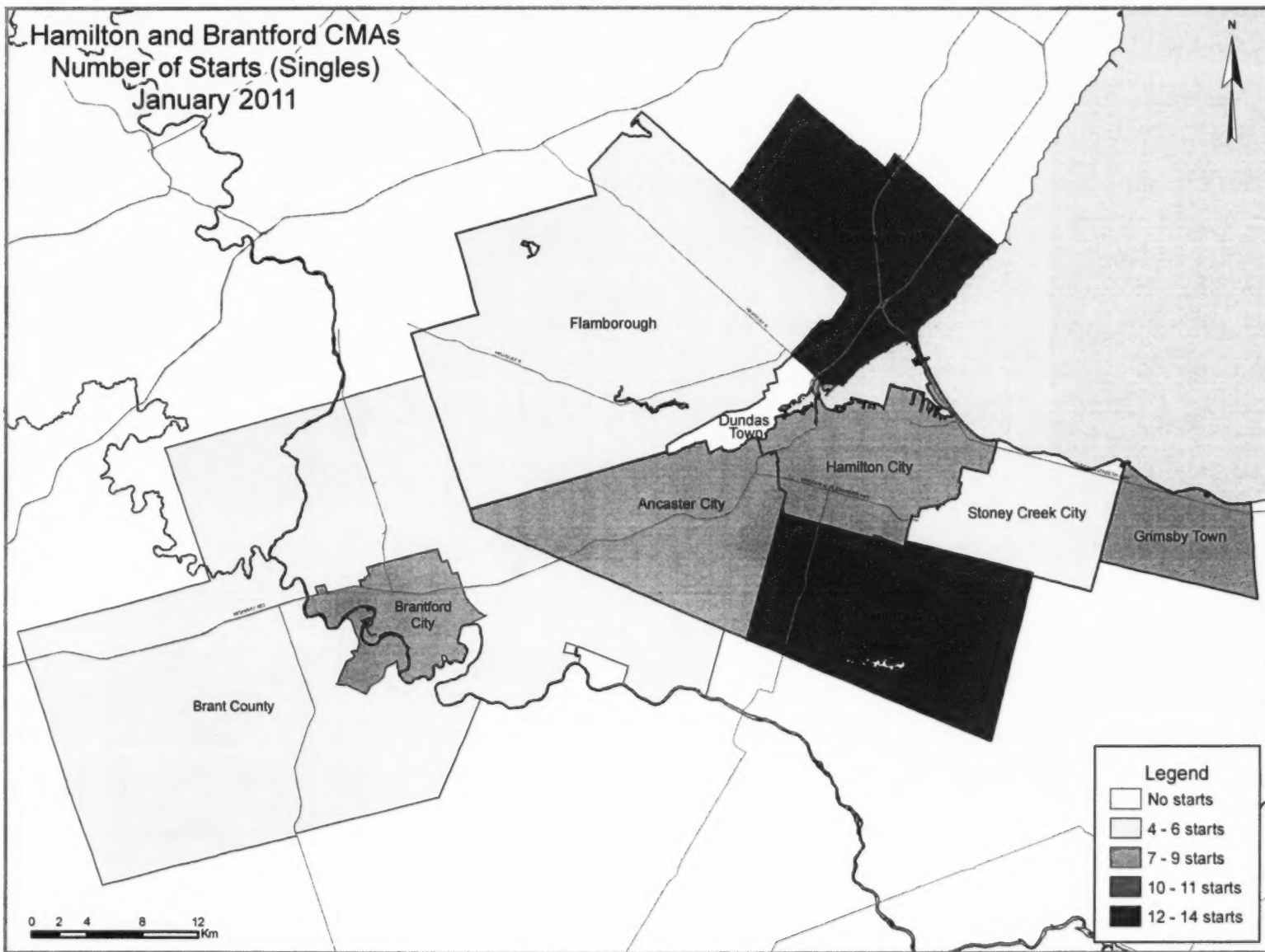
to consistently attract demand from buyers. In Brantford the majority of the home starts were in the city.

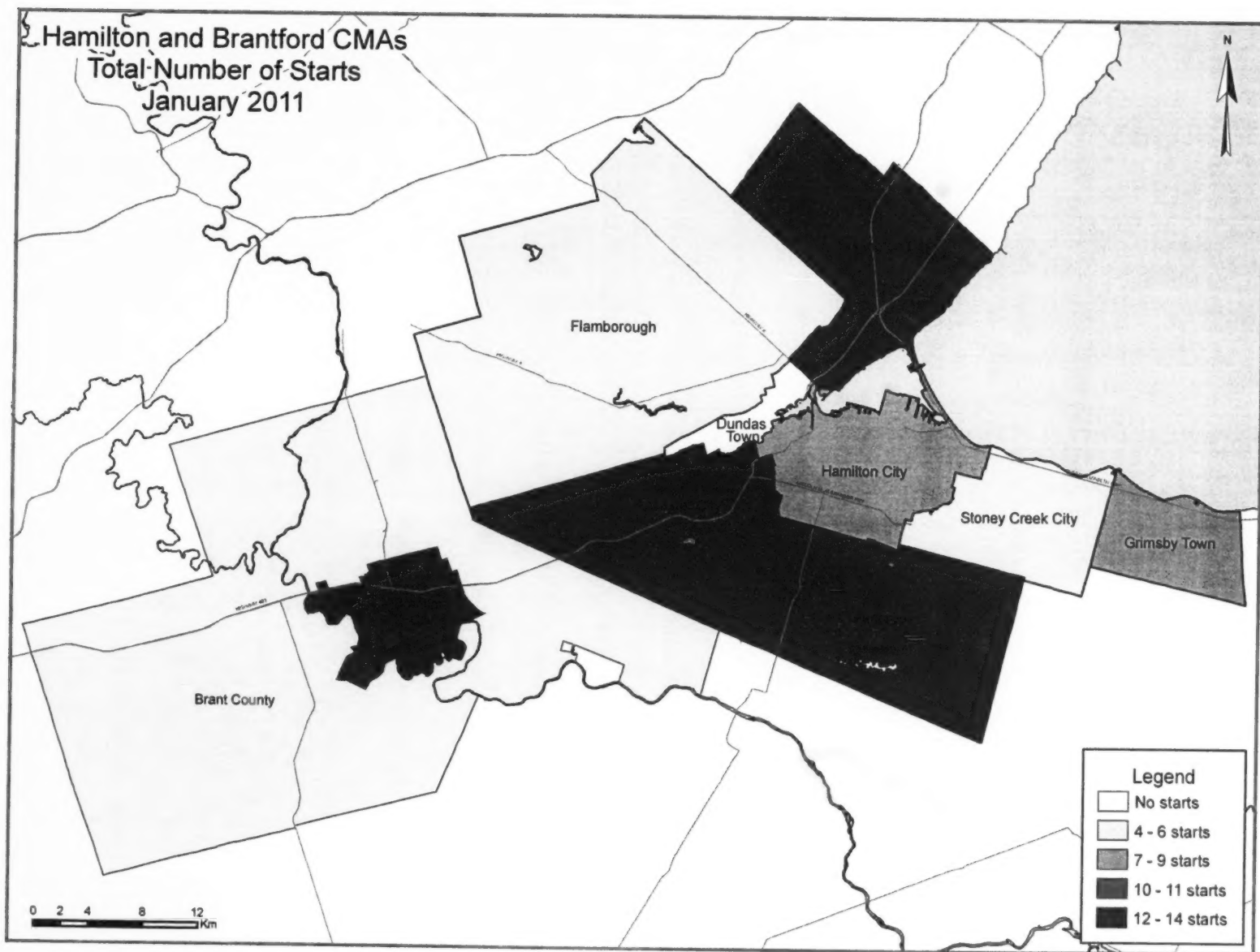
Despite the fact that there were fewer completed homes left unsold in the ownership market last month in the Hamilton CMA, over 180 new apartment rental units in Burlington remained vacant. In the City of Brantford, the number of completed yet unsold homes rose by 18 per cent. Most of these homes were condominium and freehold townhouses. At the same time, there were just five homes (all freehold townhouses) left unsold in the less populated County of Brant, which was a significant decrease from a year ago.

Figure 2









HOUSING NOW REPORT TABLES

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- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2011	64	0	0	0	3	0	0	0	67
January 2010	93	14	62	0	44	182	0	63	458
% Change	-31.2	-100.0	-100.0	n/a	-93.2	-100.0	n/a	-100.0	-85.4
Year-to-date 2011	64	0	0	0	3	0	0	0	67
Year-to-date 2010	93	14	62	0	44	182	0	63	458
% Change	-31.2	-100.0	-100.0	n/a	-93.2	-100.0	n/a	-100.0	-85.4
UNDER CONSTRUCTION									
January 2011	882	76	467	6	164	712	2	195	2,504
January 2010	562	126	275	4	478	746	0	327	2,519
% Change	56.9	-39.7	69.8	50.0	-65.7	-4.6	n/a	-40.4	-0.6
COMPLETIONS									
January 2011	99	8	65	0	4	0	0	0	176
January 2010	90	2	33	0	55	0	0	0	180
% Change	10.0	**	97.0	n/a	-92.7	n/a	n/a	n/a	-2.2
Year-to-date 2011	99	8	65	0	4	0	0	0	176
Year-to-date 2010	90	2	33	0	55	0	0	0	180
% Change	10.0	**	97.0	n/a	-92.7	n/a	n/a	n/a	-2.2
COMPLETED & NOT ABSORBED									
January 2011	29	4	20	4	3	11	0	182	253
January 2010	47	1	35	0	7	13	0	0	103
% Change	-38.3	**	-42.9	n/a	-57.1	-15.4	n/a	n/a	145.6
ABSORBED									
January 2011	97	6	70	1	4	0	0	0	178
January 2010	88	2	21	0	53	0	0	0	164
% Change	10.2	200.0	**	n/a	-92.5	n/a	n/a	n/a	8.5
Year-to-date 2011	97	6	70	1	4	0	0	0	178
Year-to-date 2010	88	2	21	0	53	0	0	0	164
% Change	10.2	200.0	**	n/a	-92.5	n/a	n/a	n/a	8.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA

January 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2011	13	0	3	0	0	0	0	0	16
January 2010	12	0	0	0	6	0	0	32	50
% Change	8.3	n/a	n/a	n/a	-100.0	n/a	n/a	-100.0	-68.0
Year-to-date 2011	13	0	3	0	0	0	0	0	16
Year-to-date 2010	12	0	0	0	6	0	0	32	50
% Change	8.3	n/a	n/a	n/a	-100.0	n/a	n/a	-100.0	-68.0
UNDER CONSTRUCTION									
January 2011	130	6	42	0	50	0	4	0	232
January 2010	77	2	6	1	53	0	0	32	171
% Change	68.8	200.0	**	-100.0	-5.7	n/a	n/a	-100.0	35.7
COMPLETIONS									
January 2011	33	0	0	0	0	0	0	0	33
January 2010	19	0	0	0	0	0	0	0	19
% Change	73.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	73.7
Year-to-date 2011	33	0	0	0	0	0	0	0	33
Year-to-date 2010	19	0	0	0	0	0	0	0	19
% Change	73.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	73.7
COMPLETED & NOT ABSORBED									
January 2011	26	0	19	0	12	3	0	4	64
January 2010	35	0	6	1	16	18	0	2	78
% Change	-25.7	n/a	**	-100.0	-25.0	-83.3	n/a	100.0	-17.9
ABSORBED									
January 2011	36	0	1	0	0	0	0	0	37
January 2010	25	0	0	0	4	0	0	0	29
% Change	44.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	27.6
Year-to-date 2011	36	0	1	0	0	0	0	0	37
Year-to-date 2010	25	0	0	0	4	0	0	0	29
% Change	44.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	27.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
January 2011	43	0	0	0	3	0	0	0	46
January 2010	75	0	48	0	33	0	0	63	219
Former Hamilton City									
January 2011	9	0	0	0	0	0	0	0	9
January 2010	21	0	0	0	5	0	0	63	89
Stoney Creek City									
January 2011	6	0	0	0	0	0	0	0	6
January 2010	9	0	0	0	0	0	0	0	9
Ancaster City									
January 2011	9	0	0	0	3	0	0	0	12
January 2010	22	0	34	0	11	0	0	0	67
Dundas Town									
January 2011	0	0	0	0	0	0	0	0	0
January 2010	1	0	0	0	0	0	0	0	1
Flamborough									
January 2011	5	0	0	0	0	0	0	0	5
January 2010	9	0	14	0	0	0	0	0	23
Glanbrook									
January 2011	14	0	0	0	0	0	0	0	14
January 2010	13	0	0	0	17	0	0	0	30
Burlington City									
January 2011	14	0	0	0	0	0	0	0	14
January 2010	8	14	14	0	11	182	0	0	229
Grimsby Town									
January 2011	7	0	0	0	0	0	0	0	7
January 2010	10	0	0	0	0	0	0	0	10
Hamilton CMA									
January 2011	64	0	0	0	3	0	0	0	67
January 2010	93	14	62	0	44	182	0	63	458
Brant City									
January 2011	4	0	0	0	0	0	0	0	4
January 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2011	9	0	3	0	0	0	0	0	12
January 2010	9	0	0	0	6	0	0	32	47
Brantford CMA									
January 2011	13	0	3	0	0	0	0	0	16
January 2010	12	0	0	0	6	0	0	32	50

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
January 2011	661	22	341	3	118	144	2	195	1,486
January 2010	394	16	225	4	384	207	0	63	1,294
Former Hamilton City									
January 2011	132	8	43	0	47	20	2	195	447
January 2010	131	2	19	0	89	83	0	63	388
Stoney Creek City									
January 2011	104	4	90	0	4	0	0	0	202
January 2010	51	2	30	0	0	0	0	0	83
Ancaster City									
January 2011	241	0	39	0	12	62	0	0	354
January 2010	111	10	90	0	100	62	0	0	373
Dundas Town									
January 2011	28	0	0	3	0	62	0	0	93
January 2010	10	2	6	4	28	62	0	0	112
Flamborough									
January 2011	58	10	89	0	0	0	0	0	157
January 2010	30	0	14	0	0	0	0	0	44
Glanbrook									
January 2011	98	0	73	0	55	0	0	0	226
January 2010	61	0	66	0	167	0	0	0	294
Burlington City									
January 2011	184	54	92	0	34	568	0	0	932
January 2010	139	110	42	0	75	539	0	264	1,169
Grimsby Town									
January 2011	37	0	34	3	12	0	0	0	86
January 2010	29	0	8	0	19	0	0	0	56
Hamilton CMA									
January 2011	882	76	467	6	164	712	2	195	2,504
January 2010	562	126	275	4	478	746	0	327	2,519
Brant City									
January 2011	42	0	6	0	13	0	0	0	61
January 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2011	88	6	36	0	37	0	4	0	171
January 2010	47	2	0	1	53	0	0	32	135
Brantford CMA									
January 2011	130	6	42	0	50	0	4	0	232
January 2010	77	2	6	1	53	0	0	32	171

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
January 2011	73	6	55	0	4	0	0	0	138
January 2010	57	2	25	0	44	0	0	0	128
Former Hamilton City									
January 2011	9	0	0	0	4	0	0	0	13
January 2010	21	2	0	0	0	0	0	0	23
Stoney Creek City									
January 2011	20	2	31	0	0	0	0	0	53
January 2010	6	0	25	0	24	0	0	0	55
Ancaster City									
January 2011	34	0	0	0	0	0	0	0	34
January 2010	9	0	0	0	15	0	0	0	24
Dundas Town									
January 2011	1	0	0	0	0	0	0	0	1
January 2010	3	0	0	0	0	0	0	0	3
Flamborough									
January 2011	4	4	20	0	0	0	0	0	28
January 2010	6	0	0	0	0	0	0	0	6
Glanbrook									
January 2011	5	0	4	0	0	0	0	0	9
January 2010	12	0	0	0	5	0	0	0	17
Burlington City									
January 2011	22	2	10	0	0	0	0	0	34
January 2010	15	0	0	0	0	0	0	0	15
Grimsby Town									
January 2011	4	0	0	0	0	0	0	0	4
January 2010	18	0	8	0	11	0	0	0	37
Hamilton CMA									
January 2011	99	8	65	0	4	0	0	0	176
January 2010	90	2	33	0	55	0	0	0	180
Brant City									
January 2011	26	0	0	0	0	0	0	0	26
January 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2011	7	0	0	0	0	0	0	0	7
January 2010	5	0	0	0	0	0	0	0	5
Brantford CMA									
January 2011	33	0	0	0	0	0	0	0	33
January 2010	19	0	0	0	0	0	0	0	19

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
January 2011	27	4	10	1	0	0	0	0	42
January 2010	19	1	26	0	1	0	0	0	47
Former Hamilton City									
January 2011	4	0	0	0	0	0	0	0	4
January 2010	2	0	0	0	0	0	0	0	2
Stoney Creek City									
January 2011	18	2	7	0	0	0	0	0	27
January 2010	15	0	23	0	1	0	0	0	39
Ancaster City									
January 2011	2	0	0	0	0	0	0	0	2
January 2010	0	0	0	0	0	0	0	0	0
Dundas Town									
January 2011	0	2	0	1	0	0	0	0	3
January 2010	0	0	0	0	0	0	0	0	0
Flamborough									
January 2011	2	0	0	0	0	0	0	0	2
January 2010	2	0	0	0	0	0	0	0	2
Glanbrook									
January 2011	1	0	3	0	0	0	0	0	4
January 2010	0	1	3	0	0	0	0	0	4
Burlington City									
January 2011	0	0	10	0	3	11	0	182	206
January 2010	4	0	5	0	5	13	0	0	27
Grimsby Town									
January 2011	2	0	0	3	0	0	0	0	5
January 2010	24	0	4	0	1	0	0	0	29
Hamilton CMA									
January 2011	29	4	20	4	3	11	0	182	253
January 2010	47	1	35	0	7	13	0	0	103
Brant City									
January 2011	0	0	5	0	0	0	0	0	5
January 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2011	26	0	14	0	12	3	0	4	59
January 2010	26	0	5	1	16	0	0	2	50
Brantford CMA									
January 2011	26	0	19	0	12	3	0	4	64
January 2010	35	0	6	1	16	18	0	2	78

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
January 2011	65	4	55	0	4	0	0	0	128
January 2010	68	2	17	0	43	0	0	0	130
Former Hamilton City									
January 2011	8	0	0	0	4	0	0	0	12
January 2010	22	2	0	0	0	0	0	0	24
Stoney Creek City									
January 2011	15	0	31	0	0	0	0	0	46
January 2010	16	0	17	0	23	0	0	0	56
Ancaster City									
January 2011	34	0	0	0	0	0	0	0	34
January 2010	10	0	0	0	15	0	0	0	25
Dundas Town									
January 2011	1	0	0	0	0	0	0	0	1
January 2010	3	0	0	0	0	0	0	0	3
Flamborough									
January 2011	2	4	20	0	0	0	0	0	26
January 2010	5	0	0	0	0	0	0	0	5
Glanbrook									
January 2011	5	0	4	0	0	0	0	0	9
January 2010	12	0	0	0	5	0	0	0	17
Burlington City									
January 2011	23	2	15	0	0	0	0	0	40
January 2010	17	0	0	0	0	0	0	0	17
Grimsby Town									
January 2011	9	0	0	1	0	0	0	0	10
January 2010	3	0	4	0	10	0	0	0	17
Hamilton CMA									
January 2011	97	6	70	1	4	0	0	0	178
January 2010	88	2	21	0	53	0	0	0	164
Brant City									
January 2011	28	0	0	0	0	0	0	0	28
January 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
January 2011	8	0	1	0	0	0	0	0	9
January 2010	14	0	0	0	4	0	0	0	18
Brantford CMA									
January 2011	36	0	1	0	0	0	0	0	37
January 2010	25	0	0	0	4	0	0	0	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700
% Change	55.0	-21.7	-33.3	n/a	-27.0	n/a	n/a	n/a	47.4
2001	360	46	6	0	63	0	0	0	475

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	% Change
Hamilton CMA	64	93	0	14	3	106	0	245	67	458	-85.4
City of Hamilton	43	75	0	0	3	81	0	63	46	219	-79.0
Former Hamilton City	9	21	0	0	0	5	0	63	9	89	-89.9
Stoney Creek City	6	9	0	0	0	0	0	0	6	9	-33.3
Ancaster City	9	22	0	0	3	45	0	0	12	67	-82.1
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	5	9	0	0	0	14	0	0	5	23	-78.3
Glanbrook	14	13	0	0	0	17	0	0	14	30	-53.3
Burlington City	14	8	0	14	0	25	0	182	14	229	-93.9
Grimsby Town	7	10	0	0	0	0	0	0	7	10	-30.0
Brantford CMA	13	12	0	0	3	6	0	32	16	50	-68.0
Brant City	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	9	9	0	0	3	6	0	32	12	47	-74.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	64	93	0	14	3	106	0	245	67	458	-85.4
City of Hamilton	43	75	0	0	3	81	0	63	46	219	-79.0
Former Hamilton City	9	21	0	0	0	5	0	63	9	89	-89.9
Stoney Creek City	6	9	0	0	0	0	0	0	6	9	-33.3
Ancaster City	9	22	0	0	3	45	0	0	12	67	-82.1
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	5	9	0	0	0	14	0	0	5	23	-78.3
Glanbrook	14	13	0	0	0	17	0	0	14	30	-53.3
Burlington City	14	8	0	14	0	25	0	182	14	229	-93.9
Grimsby Town	7	10	0	0	0	0	0	0	7	10	-30.0
Brantford CMA	13	12	0	0	3	6	0	32	16	50	-68.0
Brant City	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Brantford City	9	9	0	0	3	6	0	32	12	47	-74.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Hamilton CMA	3	106	0	0	0	182	0	63
City of Hamilton	3	81	0	0	0	0	0	63
Former Hamilton City	0	5	0	0	0	0	0	63
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	3	45	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	14	0	0	0	0	0	0
Glanbrook	0	17	0	0	0	0	0	0
Burlington City	0	25	0	0	0	182	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	3	6	0	0	0	0	0	32
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	6	0	0	0	0	0	32

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	3	106	0	0	0	182	0	63
City of Hamilton	3	81	0	0	0	0	0	63
Former Hamilton City	0	5	0	0	0	0	0	63
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	3	45	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	14	0	0	0	0	0	0
Glanbrook	0	17	0	0	0	0	0	0
Burlington City	0	25	0	0	0	182	0	0
Grimsby Town	0	0	0	0	0	0	0	0
Brantford CMA	3	6	0	0	0	0	0	32
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	3	6	0	0	0	0	0	32

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Hamilton CMA	64	169	3	226	0	63	67	458
City of Hamilton	43	123	3	33	0	63	46	219
Former Hamilton City	9	21	0	5	0	63	9	89
Stoney Creek City	6	9	0	0	0	0	6	9
Ancaster City	9	56	3	11	0	0	12	67
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	5	23	0	0	0	0	5	23
Glanbrook	14	13	0	17	0	0	14	30
Burlington City	14	36	0	193	0	0	14	229
Grimsby Town	7	10	0	0	0	0	7	10
Brantford CMA	16	12	0	6	0	32	16	50
Brant City	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	12	9	0	6	0	32	12	47

Table 2.5: Starts by Submarket and by Intended Market
January - January 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	64	169	3	226	0	63	67	458
City of Hamilton	43	123	3	33	0	63	46	219
Former Hamilton City	9	21	0	5	0	63	9	89
Stoney Creek City	6	9	0	0	0	0	6	9
Ancaster City	9	56	3	11	0	0	12	67
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	5	23	0	0	0	0	5	23
Glanbrook	14	13	0	17	0	0	14	30
Burlington City	14	36	0	193	0	0	14	229
Grimsby Town	7	10	0	0	0	0	7	10
Brantford CMA	16	12	0	6	0	32	16	50
Brant City	4	n/a	0	n/a	0	n/a	4	n/a
Brantford City	12	9	0	6	0	32	12	47

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	% Change
Hamilton CMA	99	90	8	2	69	88	0	0	176	180	-2.2
City of Hamilton	73	57	6	2	59	69	0	0	138	128	7.8
Former Hamilton City	9	21	0	2	4	0	0	0	13	23	-43.5
Stoney Creek City	20	6	2	0	31	49	0	0	53	55	-3.6
Ancaster City	34	9	0	0	0	15	0	0	34	24	41.7
Dundas Town	1	3	0	0	0	0	0	0	1	3	-66.7
Flamborough	4	6	4	0	20	0	0	0	28	6	**
Glanbrook	5	12	0	0	4	5	0	0	9	17	-47.1
Burlington City	22	15	2	0	10	0	0	0	34	15	126.7
Grimsby Town	4	18	0	0	0	19	0	0	4	37	-89.2
Brantford CMA	33	19	0	0	0	0	0	0	33	19	73.7
Brant City	26	n/a	0	n/a	0	n/a	0	n/a	26	n/a	n/a
Brantford City	7	5	0	0	0	0	0	0	7	5	40.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Hamilton CMA	99	90	8	2	69	88	0	0	176	180	-2.2
City of Hamilton	73	57	6	2	59	69	0	0	138	128	7.8
Former Hamilton City	9	21	0	2	4	0	0	0	13	23	-43.5
Stoney Creek City	20	6	2	0	31	49	0	0	53	55	-3.6
Ancaster City	34	9	0	0	0	15	0	0	34	24	41.7
Dundas Town	1	3	0	0	0	0	0	0	1	3	-66.7
Flamborough	4	6	4	0	20	0	0	0	28	6	**
Glanbrook	5	12	0	0	4	5	0	0	9	17	-47.1
Burlington City	22	15	2	0	10	0	0	0	34	15	126.7
Grimsby Town	4	18	0	0	0	19	0	0	4	37	-89.2
Brantford CMA	33	19	0	0	0	0	0	0	33	19	73.7
Brant City	26	n/a	0	n/a	0	n/a	0	n/a	26	n/a	n/a
Brantford City	7	5	0	0	0	0	0	0	7	5	40.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Hamilton CMA	69	88	0	0	0	0	0	0
City of Hamilton	59	69	0	0	0	0	0	0
Former Hamilton City	4	0	0	0	0	0	0	0
Stoney Creek City	31	49	0	0	0	0	0	0
Ancaster City	0	15	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	20	0	0	0	0	0	0	0
Glanbrook	4	5	0	0	0	0	0	0
Burlington City	10	0	0	0	0	0	0	0
Grimsby Town	0	19	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	69	88	0	0	0	0	0	0
City of Hamilton	59	69	0	0	0	0	0	0
Former Hamilton City	4	0	0	0	0	0	0	0
Stoney Creek City	31	49	0	0	0	0	0	0
Ancaster City	0	15	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	20	0	0	0	0	0	0	0
Glanbrook	4	5	0	0	0	0	0	0
Burlington City	10	0	0	0	0	0	0	0
Grimsby Town	0	19	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant City	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
January 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010	Jan 2011	Jan 2010
Hamilton CMA	172	125	4	55	0	0	176	180
City of Hamilton	134	84	4	44	0	0	138	128
Former Hamilton City	9	23	4	0	0	0	13	23
Stoney Creek City	53	31	0	24	0	0	53	55
Ancaster City	34	9	0	15	0	0	34	24
Dundas Town	1	3	0	0	0	0	1	3
Flamborough	28	6	0	0	0	0	28	6
Glanbrook	9	12	0	5	0	0	9	17
Burlington City	34	15	0	0	0	0	34	15
Grimsby Town	4	26	0	11	0	0	4	37
Brantford CMA	33	19	0	0	0	0	33	19
Brant City	26	n/a	0	n/a	0	n/a	26	n/a
Brantford City	7	5	0	0	0	0	7	5

**Table 3.5: Completions by Submarket and by Intended Market
January - January 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Hamilton CMA	172	125	4	55	0	0	176	180
City of Hamilton	134	84	4	44	0	0	138	128
Former Hamilton City	9	23	4	0	0	0	13	23
Stoney Creek City	53	31	0	24	0	0	53	55
Ancaster City	34	9	0	15	0	0	34	24
Dundas Town	1	3	0	0	0	0	1	3
Flamborough	28	6	0	0	0	0	28	6
Glanbrook	9	12	0	5	0	0	9	17
Burlington City	34	15	0	0	0	0	34	15
Grimsby Town	4	26	0	11	0	0	4	37
Brantford CMA	33	19	0	0	0	0	33	19
Brant City	26	n/a	0	n/a	0	n/a	26	n/a
Brantford City	7	5	0	0	0	0	7	5

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range

January 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
January 2011	11	17.5	16	25.4	14	22.2	13	20.6	9	14.3	63	370,990	396,245
January 2010	7	10.4	16	23.9	18	26.9	10	14.9	16	23.9	67	375,945	433,204
Year-to-date 2011	11	17.5	16	25.4	14	22.2	13	20.6	9	14.3	63	370,990	396,245
Year-to-date 2010	7	10.4	16	23.9	18	26.9	10	14.9	16	23.9	67	375,945	433,204
Former Hamilton City													
January 2011	2	25.0	0	0.0	5	62.5	1	12.5	0	0.0	8	--	--
January 2010	3	13.6	5	22.7	9	40.9	3	13.6	2	9.1	22	367,500	365,960
Year-to-date 2011	2	25.0	0	0.0	5	62.5	1	12.5	0	0.0	8	--	--
Year-to-date 2010	3	13.6	5	22.7	9	40.9	3	13.6	2	9.1	22	367,500	365,960
Stoney Creek City													
January 2011	0	0.0	1	6.7	3	20.0	7	46.7	4	26.7	15	429,900	512,907
January 2010	1	6.3	6	37.5	3	18.8	3	18.8	3	18.8	16	373,400	382,292
Year-to-date 2011	0	0.0	1	6.7	3	20.0	7	46.7	4	26.7	15	429,900	512,907
Year-to-date 2010	1	6.3	6	37.5	3	18.8	3	18.8	3	18.8	16	373,400	382,292
Ancaster City													
January 2011	9	27.3	13	39.4	4	12.1	4	12.1	3	9.1	33	332,614	347,279
January 2010	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	498,500	693,580
Year-to-date 2011	9	27.3	13	39.4	4	12.1	4	12.1	3	9.1	33	332,614	347,279
Year-to-date 2010	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	498,500	693,580
Dundas Town													
January 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Flamborough													
January 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2010	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
Glanbrook													
January 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
January 2010	1	8.3	5	41.7	5	41.7	1	8.3	0	0.0	12	351,445	346,173
Year-to-date 2011	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	1	8.3	5	41.7	5	41.7	1	8.3	0	0.0	12	351,445	346,173
Burlington City													
January 2011	0	0.0	0	0.0	0	0.0	4	17.4	19	82.6	23	506,990	1,075,035
January 2010	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	463,990	676,462
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	17.4	19	82.6	23	506,990	1,075,035
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	463,990	676,462
Grimsby Town													
January 2011	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	328,900	335,650
January 2010	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2011	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	328,900	335,650
Year-to-date 2010	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
January 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
January 2011	11	11.5	24	25.0	16	16.7	17	17.7	28	29.2	96	395,900	552,560
January 2010	7	8.0	18	20.7	18	20.7	12	13.8	32	36.8	87	400,000	478,933
Year-to-date 2011	11	11.5	24	25.0	16	16.7	17	17.7	28	29.2	96	395,900	552,560
Year-to-date 2010	7	8.0	18	20.7	18	20.7	12	13.8	32	36.8	87	400,000	478,933

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
January 2011

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant City													
January 2011	2	7.1	1	3.6	1	3.6	3	10.7	21	75.0	28	415,000	448,357
January 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	2	7.1	1	3.6	1	3.6	3	10.7	21	75.0	28	415,000	448,357
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
January 2011	0	0.0	0	0.0	4	50.0	0	0.0	4	50.0	8	--	--
January 2010	3	21.4	1	7.1	1	7.1	7	50.0	2	14.3	14	314,900	284,779
Year-to-date 2011	0	0.0	0	0.0	4	50.0	0	0.0	4	50.0	8	--	--
Year-to-date 2010	3	21.4	1	7.1	1	7.1	7	50.0	2	14.3	14	314,900	284,779
Brantford CMA													
January 2011	2	5.6	1	2.8	5	13.9	3	8.3	25	69.4	36	390,000	422,053
January 2010	3	12.0	1	4.0	1	4.0	8	32.0	12	48.0	25	329,000	382,216
Year-to-date 2011	2	5.6	1	2.8	5	13.9	3	8.3	25	69.4	36	390,000	422,053
Year-to-date 2010	3	12.0	1	4.0	1	4.0	8	32.0	12	48.0	25	329,000	382,216

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2011

Submarket	Jan 2011	Jan 2010	% Change	YTD 2011	YTD 2010	% Change
Hamilton CMA	552,560	478,933	15.4	552,560	478,933	15.4
City of Hamilton	396,245	433,204	-8.5	396,245	433,204	-8.5
Former Hamilton City	--	365,960	n/a	--	365,960	n/a
Stoney Creek City	512,907	382,292	34.2	512,907	382,292	34.2
Ancaster City	347,279	693,580	-49.9	347,279	693,580	-49.9
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	--	--	n/a
Glanbrook	--	346,173	n/a	--	346,173	n/a
Burlington City	1,075,035	676,462	58.9	1,075,035	676,462	58.9
Grimsby Town	335,650	--	n/a	335,650	--	n/a
Brantford CMA	422,053	382,216	10.4	422,053	382,216	10.4
Brant City	448,357	n/a	n/a	448,357	n/a	n/a
Brantford City	--	284,779	n/a	--	284,779	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
January 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	714	59.7	1,173	1,548	1,641	71.5	288,397	9.0	299,527
	February	1,067	48.8	1,210	1,588	1,656	73.1	314,656	18.5	313,625
	March	1,365	36.2	1,168	2,095	1,679	69.6	313,372	19.1	314,276
	April	1,490	25.4	1,163	2,350	1,721	67.6	317,909	11.1	311,947
	May	1,406	6.8	1,088	2,180	1,710	63.6	315,647	6.2	304,238
	June	1,305	-16.3	999	1,881	1,612	62.0	314,189	5.7	305,493
	July	965	-26.8	870	1,470	1,492	58.3	309,293	4.3	307,188
	August	978	-10.3	966	1,455	1,541	62.7	299,812	2.9	302,319
	September	1,007	-13.3	1,009	1,779	1,677	60.2	316,556	3.9	311,234
	October	992	-12.2	1,071	1,544	1,749	61.2	305,872	3.2	315,660
	November	953	-6.3	1,072	1,542	1,914	56.0	310,492	0.0	309,989
	December	692	-5.6	1,144	768	1,809	63.2	324,590	13.6	341,516
2011	January	707	-1.0	1,149	1,734	1,818	63.2	325,732	12.9	339,520
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	2,880	43.9		3,361			298,579	14.5	
	Q4 2011	2,637	-8.4		3,854			312,454	4.6	
	YTD 2010	714	59.7		1,548			288,397	9.0	
	YTD 2011	707	-1.0		1,734			325,732	12.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
January 2011

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2010	January	139	46.3	198	280	304	65.1	227,009	12.3	227,720
	February	180	52.5	186	280	290	64.1	229,626	11.6	242,347
	March	202	30.3	174	377	315	55.2	220,518	0.6	218,094
	April	231	32.0	177	373	292	60.6	234,024	11.0	231,132
	May	194	15.5	169	330	283	59.7	225,969	6.0	224,030
	June	199	-10.8	159	352	289	55.0	237,557	5.1	229,660
	July	172	-17.3	157	296	288	54.5	226,279	-3.9	220,843
	August	169	15.0	162	238	238	68.1	232,400	9.5	237,910
	September	167	-7.7	163	294	286	57.0	231,847	1.1	226,942
	October	144	-2.0	172	231	270	63.7	230,180	8.2	232,774
	November	165	-4.6	183	241	281	65.1	223,125	-2.1	220,212
	December	124	31.9	186	117	273	68.1	238,951	1.5	242,831
2011	January	100	-28.1	143	252	278	51.4	231,569	2.0	234,514
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2010	414	23.6		624			224,270	5.5	
	Q4 2011	433	4.6		589			230,003	2.6	
	YTD 2010	139	46.3		280			227,009	12.3	
	YTD 2011	100	-28.1		252			231,569	2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
January 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	102.0	114.5	374.1	8.8	67.5	829
	February	604	3.60	5.39	102.9	115.1	372.6	8.5	67.0	852
	March	631	3.60	5.85	102.7	115.3	372.0	7.9	66.3	871
	April	655	3.80	6.25	102.6	115.7	368.8	7.8	65.7	874
	May	639	3.70	5.99	103.2	116.2	367.6	8.0	65.5	858
	June	633	3.60	5.89	103.3	116.0	369.0	7.8	65.6	858
	July	627	3.50	5.79	103.0	117.0	371.4	7.8	65.9	861
	August	604	3.30	5.39	103.9	117.0	375.1	7.7	66.4	861
	September	604	3.30	5.39	103.8	117.1	376.3	7.6	66.5	862
	October	598	3.20	5.29	103.8	117.8	375.0	7.5	66.1	858
	November	607	3.35	5.44	104.2	118.0	375.3	6.8	65.6	854
	December	592	3.35	5.19	104.0	117.9	375.6	6.9	65.7	846
2011	January	592	3.35	5.19		117.8	378	6.6	65.9	841
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
January 2011

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	105.4	114.5	69.4	10.3	72.6	768
	February	604	3.60	5.39	105.0	115.1	69.1	9.5	71.6	776
	March	631	3.60	5.85	105.3	115.3	68.0	9.0	70.1	791
	April	655	3.80	6.25	105.4	115.7	66.4	9.0	68.5	803
	May	639	3.70	5.99	106.0	116.2	65.9	8.7	68.0	796
	June	633	3.60	5.89	106.2	116.0	66.0	8.4	67.6	787
	July	627	3.50	5.79	106.1	117.0	66.4	7.9	67.1	768
	August	604	3.30	5.39	106.4	117.0	67.2	7.3	67.4	777
	September	604	3.30	5.39	106.4	117.1	67.7	7.4	67.8	775
	October	598	3.20	5.29	106.6	117.8	68.2	8.4	69.2	775
	November	607	3.35	5.44	107.0	118.0	68.2	10.2	70.4	767
	December	592	3.35	5.19	107.1	117.9	68.3	9.6	70.4	773
2011	January	592	3.35	5.19		117.8	68	9.8	70.2	786
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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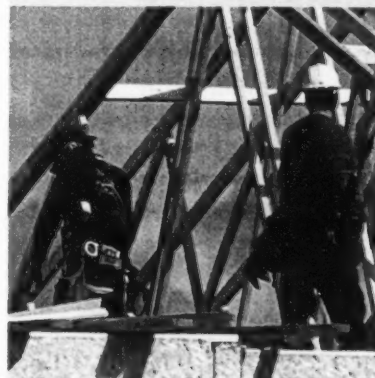
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